

**3477 Trumpeter St**  
Colwood, BC V9C 0R5



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**MLS# 931376**



**NIINTA**

**\$1,299,999**

**5 Bedrooms | 3 Bathrooms | 2,753 Sqft**

5 Beds 3 Baths Trumpeter Lot 52 - Helm - Brand new and a short walk from the ocean, you can enjoy new home construction and supplement your mortgage with a 2 bed legal suite! The approx 2350 fin sq ft Helm floor plan has 3 beds and 2 baths up, including a walk-in closet and ensuite in the primary, and a flexible den on the lower level. Enjoy open-concept living and dining with same level access to rear yard and patio with gas BBQ hookup, where entertainers can switch seamlessly from food to friends. Large windows, gas FP, 9ft ceilings, & a 2-bay garage complete the package. The 2 bed legal suite features a private ground-level entrance, separate hydro, and laundry. Created by award-winning Verity Construction, this home is designed with the environment in mind. Built Green certification and Energy Star SS appliance packages. Close to schools, restaurants, trails, & beaches. Dual head ductless heat pump for heating/cooling. Built Green. New home warranty. Completions start late '23 early '24. Plus GST Properties are at increased risk of damage from extreme weather due to climate change. ClimateCheck provides detailed climate risk data for properties now and up to 30 years into the future. 23 hot days expected in 2050 13 storms expected in 2050 Life Stage Employment Type Average Household Income Average Number of



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